



**PORTER COUNTY BOARD OF ZONING APPEALS
HEARING OFFICER
August 9, 2018 – MEETING MINUTES**

LOCATION: County Administrative Center, Ste 205 TIME: 1:00 p.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Rick Burns, Hearing Officer
Kristy Marasco, Assistant Director
Kelly Cadwell
Monica Gee

Approval of Minutes: Rick Burns moved to approve minutes from the July 12, 2018 BZA Hearing Officer meeting.

OLD BUSINESS

Case: UV-17-0052

Applicant: Roe & Norma Phelps

Location: 426 North 400 East, Valparaiso, Washington Township

Zoning: RR, Rural Residential District.

Request: Motion to deny, the petitioner did not renew the Use Variance allowing a mobile home on the property to be used for (a friend) Mr. Ashby who was in need of living assistance.

Motion: Rick Burns moved to deny Case UV-17-0052 with sixty (60) days to remove the trailer from the property.

NEW BUSINESS

Case: DV-18-0042

Applicant: Raul Otano, c/o Robert Barthel

Location: 606 Meridian Road, Valparaiso, Liberty Township

Zoning: RR, Rural Residential District.

Request: To allow reductions in the side and front yard setbacks for a proposed new attached garage to the front of the house.

Raul Otano and Robert Barthel presented for the applicant. A building permit had already been obtained. The fill needed at that proposed site was going to be too expensive. He needs more storage. He has four vehicles and a lot of lawn care equipment. The proposed structure will be attached to the house. It will have a foundation. They are looking for 15' setback on the side and 3' into the 40' building line.

Public Hearing:

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Discussion: This is on Meridian and will be close to the road. It will be 37' from the road instead of 40'.

Motion: Rick Burns moved to approve Case DV-18-0042 with 3' into the 40' building line and 15' side yard setback.

Case: DV-18-0043

Applicant: Charles Dunlap

Location: 639 North Old Suman Road, Jackson Township

Zoning: RR, Rural Residential District.

Request: To allow for a proposed accessory structure (pole barn) to be placed in the front yard.

Charles Dunlap presented. There is no garage or pole barn on the property at this time.

Public Hearing:

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Discussion: There is an elevation issue with the land. The shed will stay in the back yard. The shed will be used for storage.

Motion: Rick Burns moved to approve Case DV-18-0043 with the condition that no business is in the garage. If so, it may be removed by the County at the owner's expense.

Case: DV-18-0046

Applicant: Brian Black, c/o Attorney Gregory T. Babcock

Location: 961 North 250 East, Chesterton, Jackson Township

Zoning: R3, Two Family Residential District.

Request: To allow for a proposed accessory structure (detached garage) to be placed in the front yard.

Gregory Babcock presented. Brian Black was also present. Gregory Babcock explained the location for the proposed accessory structure. Brian Black explained he has a classic car and a convertible. He would like to store both in the proposed building. The septic is in his front yard

and the well head is in the back. To place the structure in the back yard, the tree trimming cost is \$10,000.

Public Hearing:

Kim Waymier – 557 North 250 East. Brian always keeps his property up. She is in favor of approval of this request.

Seeing no one else wishing to speak; Rick Burns declared the Public Hearing closed.

Discussion: The project was not staked out. Gregory Babcock explained the site plan and how it shows everything. Applicant says there will not be an issue with getting in and turning around. There will not be any problems with missing NIPSCO lines with this project.

Motion: Rick Burns moved to approve Case DV-18-0046 with the condition that no business is in the garage. If so, it may be removed by the County at the owner's expense.

Case: DV-18-0047

Applicant: John Wood

Location: 668 West 700 North, Hobart, Portage Township

Zoning: RR, Rural Residential District.

Request: Seeking a Development Standards Variance to allow the following:

Exceed Maximum Width-to-Depth Ratio: 1:4

Reduction in Minimum Lot Width

Allow accessory structure (pole barn) in the front yard with a reduction in side yard setback

John Wood presented. The back part of the property holds water. It would be difficult to put the building there.

Public Hearing

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Discussion: The proposed spot is the lowest spot on the property. The entire property is wet. The addition of this driveway would bring the total driveways on this property to three. The building will be used for storage of a boat. There is a minimum of 100' required between driveways. There is not a request for a variance on the driveway requirements.

Motion: Rick Burns moved to deny Case DV-18-0047.

Case: DV-18-0048

Applicant: Zamudio Law Professionals, PC c/o Daniel Zamudio

Location: 120 South 675 West, Hebron, Porter Township

Zoning: RR, Rural Residential District.

Request: To exceed the maximum height of an accessory structure from (20') to (22' 10") for a proposed pole barn.

Daniel Zamudio presented. The property owners want to build an outbuilding which will exceed the 20' height requirement. This is requested to match the other buildings on the property. The building will be used for storage of snow mobiles and trailers.

Public Hearing:

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Discussion: This proposed building will match the other buildings on the property. It will not be in the front yard. It is for personal use.

Motion: Rick Burns moved to approve Case DV-18-0048 with the condition that no business is in the garage. If so, it may be removed by the County at the owner's expense.

Case: DV-18-0049

Applicant: Michael & Kimberly Bucheit

Location: 460 East 1400 North, Chesterton, Pine Township

Zoning: RR, Rural Residential District.

Request: To allow an accessory structure (shop/garage) to be placed in the front yard.

Mr. and Mrs. Jessen Bucheit presented. The location of the proposed garage is for safety and security. It is the best visibility. This is the best spot for drainage issues.

Public Hearing

Seeing no one wishing to speak; Rick Burns declared the Public Hearing closed.

Discussion: Rick Burns feels the front of the house location is a safety issue. There also will be drainage issues.

Motion: Rick Burns moved to deny Case DV-18-0049.

There being no further business, the meeting adjourned.

Rick Burns, Hearing Officer

Kristy Marasco, Assistant Director